

WICHITA HISTORIC PRESERVATION BOARD MINUTES
9 OCTOBER 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, October 9, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

Members Present: Jim Guy
 Elena Ingle
 Lucio Arteaga
 Kim Edgington
 Roberta Johnson (in at 3:10)
 Mim Hiesterman
 George Platt

Members Absent: None

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office
 Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Request to add to items under Miscellaneous matters 1) redesign renderings from Caldwell Murdock Building, Parking Garage by Stan Sheldon, and 2) LED Sign(s) in Warehouse Jobber Historic District.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$45,000.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$60,000.00

ITEM NO. 4 CORRESPONDENCE

Ms. Morgan advised that notification was received from the States Preservation Office that the Kaufman Building is under consideration of listing for the state Register. In addition there are WPA surveys (College Hill, Bathhouse, North Riverside, Comfort Station, Sim Park, Golf Course Tee (three), Tee Shelters, and 2 building in the South Linwood Park and 1146 North Topeka the Mullen Court Apartments) are in the upcoming November 18, States Sites Review meeting in Topeka.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 11 SEPTEMBER 2006 MEETING

Motion # 1 made by Arteaga, 2nd by Guy to approve minutes of September 11, 2006 as presented. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** – The hailstorm in April 2006 has significantly increased the number of re-roofing applications. For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.
- HPC2006-420 through 446; 448 through 452; 454 through 457; 459 through 461; 464 through 472; 474 through 476; and 478 through 488; 490 through 516; and 523 through 524.
- B. Signs**
HPC2006-00453 replacement of ground sign at 931 N St. Francis, environs
HPC2006-00463 Install new metal wall sign for Habitat for Humanity, environs
HPC2006-00477 Install new metal signs for Wine and Tappas, environs
- C. Other**
HPC2006-00462 Replace damaged vinyl siding and gutters with same, environs
HPC2006-00473 Interior office remodel, 509 E Douglas
HPC2006-00516 New addition to existing stucco building same materials and fenestration, environs
HPC2006-00518 Demolition of two exterior concrete block walls, environs

Motion # 2 made by Guy, 2nd by Edgington to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).

(Roberta Johnson in at 3:10 for Item 8)

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2006-00489) Environs, Mentholatum Building
 APPLICANT: Commerce Construction
 FOR: 136 S Lulu

Applicant proposed to build new EIFS and glass entrance on building.

Rodney Coker, architect for Commerce Construction/Cheney Door Company were present for comments.

Motion # 3 made by Edgington, 2nd by Ingle to find that the proposed entrance remodel does not encroach damage or destroy the environs of the Mentholum Building. Motion carried unanimously (7-0).

2. **MAJOR:** (HPC2006-00519) Environs, Wheeler Kelly Hagney Bldg., Old City Hall, Ellis Singleton Bldg.
 APPLICANT: Spangenberg Phillips
 FOR: 208 - 212 S. Market

Applicant proposes to replace windows and storefront to replicate original configuration. In order for the owner to submit the building for state register designation, changes have to be made to correct the compromised architectural integrity of the structure.

Brad Teeter of Spangenberg Phillips Architecture was present for comments.

Motion # 4 made by Guy, 2nd by Arteaga to find that the two proposed entrance remodel options do not encroach damage or destroy the environs of the Wheeler Kelly Hagney Building, Old City Hall and Ellis-Singleton Building. Motion carried unanimously (7-0).

3. **MAJOR:** (HPC2006-00520) Environs, Judge Wall House
 APPLICANT: Grant Gaudreau
 FOR: 515 N St. Francis

Applicant proposes to remodel existing apartment building using housing tax credits and historic tax credits. This project is consistent with the center City Neighborhood Revitalization Plan. Property is zoned "LI" Limited Industrial which does not permit residential use. Applicant is aware that this has to be resolved for the project to continue.

Maury Breidenthal was present for comments.

Motion # 5 made by Johnson, 2nd by Guy to find that the proposed entrance remodel does not encroach damage or destroy the environs of the Judge Wall House. Motion carried unanimously (7-0).

4. **MAJOR:** (HPC2006-00521) Environs, East Douglas Ave Historic District
 APPLICANT: Sedgwick County
 FOR: Arena Design

Applicant proposes to build new 15,000 seat arena in a two block area south of the Wholesale Grocery Building at 619 E William. Particular attention should be given to the north and east elevations as these will impact the historic properties more significantly than the other two elevations.

Wes Darnell, Arena Design Consortium, Stephanie Knebel, and Ron Holt from Sedgwick County were present for comments.

Motion # 6 made by Guy, 2nd by Edgington to find that the proposed design project does not encroach damage or destroy the environs of the East Douglas Avenue Historic District. The Arena project will continue to come before this board for review for, (Signage, Demolition, Parking lot design, etc.) Motion carried (4-3). Opposed - Johnson, Ingle, and Arteaga.

5. **MAJOR:** (HPC2006-00522) State Register Nomination
 APPLICANT: DGL Investments
 FOR: 208 – 212 S Market

Submission of Register of Historic Kansas Places nomination.

Motion # 7 made by Guy, 2nd by Ingle to support the nomination of the Kaufman Building to the Register of Historic Kansas Places. Motion carried unanimously (7-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Discussion on the Caldwell-Murdock Building, presentation by Architect Stan Sheldon.
2. LED-Sign(s)
3. Historic Midtown Homes Tour October 14-15
4. Student Housing, Friends University – see attached legal opinion from City Law Department. Staff recommends that no further action be taken against Friends University. The oversight was caused by the architectural firm. A Procedure has been adopted to prevent another situation of this type from occurring. We have had contact from Friends University and they have stated their intent to try and reduce the acreage associated with Davis Hall in order to remove the land around the campus from environs review.

ITEM NO. 10 ADJOURNMENT

Motion #8 was made by Johnson, 2nd by Guy to adjourn at 5:35 p.m.